

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON THE APPLICATION OF TENANTS'
DEVELOPMENT CORPORATION AND WINGATE DEVELOPMENT CORP.
FOR APPROVAL OF A REDEVELOPMENT PROJECT AND CONSENT
TO THE FORMATION OF T.D.C. & ASSOCIATES PURSUANT TO
CHAPTER 121A OF THE MASSACHUSETTS GENERAL LAWS

A. The Hearing. A public hearing was held at 2:30 P. M. on Thursday, April 5, 1973, in the offices of the Boston Redevelopment Authority, (hereinafter called the "Authority"), at Room 921, City Hall, Boston, Massachusetts, by the Authority on an Application, (hereinafter called the "Application"), filed by Tenants' Development Corporation and Wingate Development Corp., (hereinafter called the "Applicants"), for authorization and approval of a redevelopment project under Chapter 121A of the General Laws of the Commonwealth of Massachusetts and Chapter 652 of the Acts of 1960, as amended, (hereinafter called the "Project"), and for consent to the formation of T. D. C. & Associates, a limited partnership to be organized under the provisions of Section 18C of said Chapter 121A for the purpose of undertaking and carrying out the Project, due notice of said hearing having been given previously by publication on March 21 and 28, 1973, in the Boston Herald Traveler, a daily newspaper of general circulation published in Boston, and mailing postage prepaid, in accordance with Rule 8 of the Rules and Regulations of the Authority for securing the approval of Chapter 121A Projects, and in accordance with the provisions of Section 13 of Chapter 652 of the Acts of 1960, as amended.

Robert L. Farrell, Chairman of the Authority, James G. Colbert, Paul J. Burns, Patrick Bocanfuso, and Joseph J. Walsh, members of the Authority, were present throughout the hearing.

B. The Project. The Project consists of the purchase by T. D. C. & Associates of land with buildings thereon in the South End Urban Renewal Area, located at 127 West Concord Street, 115 West Newton Street, 213 West Newton Street, 30 Greenwich Park, 32 Greenwich Park, 32 Worcester Street, 57 Worcester Street, 84 Worcester Street, 96 West Springfield Street, 24 East Springfield Street, 5 Braddock Park, 23 Wellington Street, 506 Columbus Avenue, 139 Pembroke Street, 29 Rutland Street, 401, 403, 405, 407, 419, 421, 423, 425, 545, 547, 553, 560, 569, 571, 573, 612, 623, 627, 663, 692 and 696 Massachusetts Avenue, totalling thirty six (36) existing structures. The Project further consists of the rehabilitation, operation and maintenance by T. D. C. & Associates of these structures containing approximately 185 dwelling units with appurtenant facilities including landscaping and walkways.

C. Authority Action. In passing upon the Application, the Authority has considered the Application itself, all documents, plans and exhibits filed therewith or referred to therein, the oral evidence presented at the hearing, the exhibits offered in evidence at the hearing and the arguments and statements made at the hearing. The members of the Authority have also viewed the Project Area.

D. The Project Area. The Project as defined in the Application

constitutes a "Project" within the meaning of said Chapter 121A, Section 1, of the General Laws, providing, as it does, for the rehabilitation of decent, safe and sanitary residential buildings in part of a larger area which was previously declared to be a substandard and decadent area under Chapter 121 of the General Laws by the Authority on September 23, 1965. This finding was concurred in by the Boston City Council in its Resolution approving the South End Urban Renewal Plan, and by the State Department of Community Affairs, and the Project Area has been, in part, and will be taken by eminent domain or acquired by purchase, in furtherance of said Urban Renewal Plan.

Conditions exist which warrant the carrying out of the Project in accordance with provisions of Chapter 121A of the General Laws and the Application constitutes a "Project" within the meaning of that law. As stated above, the Project Area is included within a larger area which the Authority has already found to be substandard and decadent under the provisions of Chapter 121 and has been or will be taken by eminent domain or acquired by purchase. The purposes of Chapter 121A and Chapter 652 of the Acts of 1960, as amended, will be met by the carrying out of the Project as it will provide desirable housing accommodations for low and moderate income families, of which there is a serious shortage in the City of Boston and in the South End Urban Renewal Area.

E. Cost of the Project. In the opinion of the Authority, the cost of the Project has been realistically estimated in the Application

and the Project is practicable. The Applicants have applied for a mortgage insurance commitment from the Department of Housing and Urban Development to insure the mortgage in the amount of \$3,711,500 and have further sought mortgage subsidy funds under Section 236 of the National Housing Act. An allocation of subsidy funds has been made by the Department for this Project. The balance of the funds required in addition to those obtained from the Department of Housing and Urban Development mortgage financing, approximately \$412,500.00, will be made available to the limited partnership by contributions from the limited partners. The HUD approved reuse price will be paid to the Authority simultaneously with the conveyance of the Project Area by the Authority to T. D. C. & Associates.

F. Master Plan. The Project does not conflict with the Master Plan of the City of Boston. In Resolutions adopted by the Authority on September 23, 1965, approving the South End Urban Renewal Plan, it was found and determined that such Urban Renewal Plan conforms to the Master Plan, as amended, for the locality. The Project, in turn, conforms to the South End Urban Renewal Plan, as amended.

G. Effect of the Project. The Project will not be in any way detrimental to the best interests of the public or the public safety or convenience or be inconsistent with the most suitable development of the City. The Project will, in fact, promote the best interests of the City and will constitute a public use and benefit. The structures to be rehabilitated are presently unsound and unsanitary.

When rehabilitated, according to the proposal, these buildings will be decent, safe, and attractive, which, together with appropriate landscaped areas and walkways will enhance the general appearance of the Project Area and furnish necessary accommodations for families of low and moderate income. The Project will, further, by increasing the value of these structures, increase the tax base of the City. Although the 121A Partnership will legally be tax-exempt, by agreeing to make payments in lieu of taxes, the Project will increase the City's income from these properties.

Exhibit I sets forth the amounts which the Partnership proposes to pay by agreement to the City of Boston, in addition to the excise prescribed by Section 10 of Chapter 121A.

The carrying out of the Project will not involve the demolition of buildings occupied in whole or in part. The proposal, rather, calls for the rehabilitation of these structures. All of the families resident in the Project Area will be satisfactorily relocated in accordance with the South End Urban Renewal Plan and the applicable regulations of the Department of Housing and Urban Development. The Project will provide approximately 185 rehabilitated dwelling units within the Project Area.

The Project Area does not include land within any location approved by the State Department of Public Works for the extension of the Massachusetts Turnpike into the City of Boston, or for any other highway construction.

H. Minimum Standards. The minimum standards for financing, construction work, maintenance, and management of the Project as set forth in Exhibit H filed with and attached to the Application are hereby adopted and imposed as rules and regulations (in addition to those hereinafter adopted and imposed) applicable to the Project for the same period as the Project is subject to the provisions of Chapter 121A of the General Laws and Chapter 652 of the Acts of 1960, as amended. The Authority hereby approves any financing made pursuant to Paragraph 8 of the Application which is insured by the Department of Housing and Urban Development.

The carrying out of the Project will not require the erection, maintenance, and use of a garage within 500 feet of one or more buildings occupied in whole or in part as a public or private school having more than 50 pupils, or as a public or private hospital having more than 25 beds, or as a church.

The Application contains no request that the Authority declare the units separate buildings for the purposes of Chapter 138 of the General Laws.

I. Deviations. Exhibit G filed with and attached to the Application, sets forth requests for the Project to deviate from zoning, building and other regulations in effect in the City of Boston. Said Exhibit G, listing these requests, is attached hereto as Schedule A.

The Authority is satisfied, by reliable and generally accepted

tests, or by experience in other cities, and on other projects, that the designs, construction, materials, apparatus, equipment or methods specified in the Application and supporting documents, and in the evidence presented at the hearing, will sufficiently satisfy the purpose for which it or they are to be used and the purposes of the applicable laws, codes, ordinances, or regulations, respectively.

The Authority further takes note of the fact that the Project involves rehabilitation of structures which were originally constructed prior to the adoption of the current zoning, building, and other codes and regulations of the City of Boston, and which for that reason may not conform in all respects to the aforesaid codes and regulations. The Authority therefore grants permission hereby for the Project to deviate from those codes and regulations of the City of Boston specified in Schedule A attached hereto and made a part hereof.

The Authority hereby finds that the Application and the Project conform to and comply with each and every applicable requirement of Chapter 121A of the General Laws, Chapter 652 of the Acts of 1960, as amended, and the applicable Rules and Regulations of the Authority; and the Authority for these reasons and for the reasons set forth in the Application and the supporting documents, and the evidence presented at the hearing, and in this Report, hereby approves the Project and consents to the formation of T. D. C. & Associates, as requested in the Application and consents to the filing of the limited partnership agreement for such partnership substantially in the form annexed to said Application.

Statement of Permissions Required for Project to Deviate
From Zoning and Building Laws

Schedule G

ZONING CODE -

Request for Permission to receive variances from the
Boston Zoning Code

Article 8 - Regulation of Use - Permission to convert dwelling structure for more families under use item #8. Variance required to allow conversion of existing buildings now mostly designated Lodging Houses to Multi-Family Dwellings. The buildings are on scattered sites throughout the South End and will contain a mixture of dwelling units ranging from efficiencies to five bedroom apartments. Some previously designated commercial areas will also be converted to dwelling units. These variances will allow the rehabilitation of unoccupied and partially occupied Lodging and Apartment Houses for use as dwellings for low and middle income families under the Federal 236 Housing program.

Article 15 - Building Bulk - Permission to waive requirement limiting the floor area in H2 and B2 districts to 2.0
- variance result of existing, pre-code condition

Article 17 - Open Space Requirement for Residence - Permission to waive requirement for 150 sq. ft. of usable open space per dwelling unit
- variance result of existing pre-code condition

Article 19 - Side Yards - Permission to waive requirement for a side yard conforming to front yard requirements for a building on a corner lot in H District
- variance result of existing pre-code condition

Article 20 - Rear Yards - Permission to waive requirement for rear yards not less than 30 feet deep in H District
- variance result of existing pre-code condition

Article 23 - Offstreet Parking - Permission to waive all requirements for offstreet parking
- variance result of existing pre-code condition

BUILDING CODE

Request for permission to receive variances from the Boston Building Code

Section 221.0 - Table 2-1 - Fire Resistance Rating and General Height and Area Limitations - Permission to waive requirements for 2 hr. noncombustible construction for enclosure of exitways in buildings of four stories or more - variance result of existing pre-code condition, rehabilitation will provide 1 hr. fire resistance rating using existing structure. A one hour fire resistance rating will be provided on the soffits of the stairwells and where wooden stairs are used, they will be painted with fire resistant paint. Note: Section 221.0 applies to all buildings in the project.

Section 221.2 - Table 2-2 - General Height and Area Limitations - Permission to waive height limitation of 3 stories or 40 feet for buildings of type 3C construction - variance result of existing pre-code conditions. A one hour fire resistance rating will be provided on all structural members of these buildings. Note: section 221.2 applies to all buildings in the project.

Section 610.2.1 - Table 6.3 - Determination of Exitway and Access Requirements - Permission to waive requirement for min. width of corridors to be 36" in occupancy group L-2 - variance result of existing, pre-code condition

Section 618.2.1 - Interior Exitway Stairways - Width - Permission to waive requirement for all interior required stairways to be not less than 36" in occupancy group L-2 - variance result of existing pre-code condition

Section 618.3.2 - Vertical Rise - Permission to waive requirement that no stairway shall have more than 15 risers between landings - variance result of pre-code existing conditions

Section 618.4.2 - Winders - Permission to waive requirement that no winders shall be permitted in required exitway stairways
- variance result of existing pre-code conditions

Section 618.9.3 - Combustible Construction - Permission to waive requirement limiting use of combustible materials for required exitway stairways to buildings not over 3 stories or 40' in height provided the underside of the stairways shall be protected with a one hour rated material and that the wooden material on the stairway will be painted with fire retardant paint.
-variance result of existing pre-code conditions

Section 619.1 - Access to Roof - Permission to waive requirement for access to roof in buildings more than 3 stories or 40' in height
- variance result of existing pre-code conditions

Section 624.0 - Fire Escapes - Permission to use Class 1 new and existing fire escapes and connecting balconies.
- variance result of existing conditions; proposed plans will meet current egress requirements for existing buildings.
Note: section 624.0 applies to all buildings in the project.

Section 907.8.1 - Party walls extending four inches above roof - Permission to waive requirement due to existing condition - Permission to allow decking to extend over party wall due to existing condition.
Note: Section 907.8.1 applies to all buildings in the project except 23 Wellington Street and 5 Braddock Park.

Section 926.3.1 - Restrictions to Exterior Appendages and Trim - Permission to waive requirement that all bay windows be of non-combustible construction.
- variance result of existing pre-code conditions.
- existing bay windows are of wood and sheet metal on type 3C occupancy L-2 buildings.

Address:

127 West Concord - Permission to waive zoning articles 8(1) & 23 and building code sections 610.2.1(2), 618.2.1(3), 618.3.2(4), 618.4.2, 618.9.3(5) & 619.1
(1) existing designation LH - 2 dwelling units proposed
(2) " corridor width = 32"
(3) " stair width = 30 -33"
(4) " risers between first & second floors = 16
(5) " building height = 4 stories

115 West Newton - Permission to waive zoning articles 8(1) (2) & 23 and building code sections 618.3.2 (3), 618.4.2, 619.1 & 926.3.1(4)
(1) existing designations LH - 4 dwelling units proposed
(2) " rear yard = 27 ft.
(3) " risers between first & second floors = 18
(4) " bay window on rear wall of first floor

213 West Newton - Permission to waive zoning articles 8(1) & 23 and building code sections 610.2.1(2), 618.2.1(3), 618.3.2(4), 618.4.2, & 619.1
(1) existing designation LH - 5 dwelling units proposed
(2) " corridor width = 32"
(3) " stair " = 35"
(4) " risers between first & second floors = 19
" " second & third " = 17

30 Greenwich Park - Permission to waive zoning articles 8(1) 15(2) & 23 and building code sections 610.2.1(3), 618.2.1(4), 618.3.2(5), 618.4.2, 618.9.3(6) & 619.1
(1) existing designation LH - 4 dwelling units proposed
(2) f.a.r. = 2.3
(3) existing corridor width = 35"
(4) " stair width = 34"
(5) " risers between first & second floors = 18
(6) " building height = 4 stories

32 Greenwich Park - Permission to waive zoning articles 8(1) 15(2) & 23 and building code sections 610.2.1 (3), 618.2.1(4), 618.3.2(5), 618.4.2, 618.9.3(6) & 619.1
(1) existing designation LH-4 dwelling units proposed
(2) f.a.r. = 2.2
(3) existing corridor width = 34"
(4) " stair width = 33"
(5) existing risers between first & second floors = 18
(6) " building height = 4 stories

32 Worcester - Permission to waive zoning articles 8(1), 15(2), 17(3), 19(4), 20(5)& 23 and building code sections 610.2.1 (6), 618.2.1(7), 618.3.2(8), 618.4.2, 618.9.3(9), 619.1 & 926.3.1 (10)
(1) existing designation LH - 3 dwelling units proposed
(2) f.a.r. = 2.9
(3) open space per unit = 76 s.f.
(4) no existing side yard
(5) existing rear yard depth = 13'
(6) " corridor width = 32"
(7) " stair width = 32"
(8) " risers between second & third floors = 16
(9) " building height = 4 stories
(10) " bay windows on front wall of first & second floors

57 Worcester - Permission to waive zoning articles 8(1), 15(2) & 23 building code sections 618.2.1(3), 618.2.1(4), 618.3.2(5), 618.4.2, 618.9.3(6), 619.1 & 926.3.1(7)

- (1) existing designation LH - 4 dwelling units proposed
- (2) f.a.r. = 2.3
- (3) existing corridor width = 28"
- (4) " stair width = 34"
- (5) existing risers between first & second floors = 19
- (6) existing building height = 4 stories
- (7) existing bay window on front wall of second floor

84 Worcester - Permission to waive zoning articles 8(1), 23 and building code sections 618.3.2(2), 618.4.2, 618.9.3(3) & 619.1

- (1) existing designation LH & C - 4 dwelling units proposed
- (2) existing risers between first & second floors = 18
- (3) " building height = 4 stories

96 West Springfield - Permission to waive zoning articles 8(1), 15(2) 17(3), 20(4) & 23 and building code articles 610.2.1(5), 618.2.1(6), 618.3.2(7), 618.4.2, 618.9.3(8) & 619.1

- (1) existing designation LH - 5 dwelling units proposed
- (2) f.a.r. = 3.2
- (3) open space per unit = 79
- (4) existing rear yard depth = 20 ft.
- (5) existing corridor width = 28"-34"
- (6) existing stair width = 31"-34"
- (7) existing risers between first & second floor = 18
- (8) existing building height = 4 stories

24 East Springfield - Permission to waive zoning articles 8(1), 15(2), 20(3) & 23 and building code sections 610.2.1(4), 618.2.1(5), 618.3.2(6), 618.4.2, 618.9.3(7) & 619.1

- (1) existing designation LH - 4 dwelling units proposed
- (2) f.a.r. = 2.5
- (3) existing rear yard depth = 28'
- (4) existing corridor width = 27"-30"
- (5) " stair " = 33"
- (6) " risers between first & second floor = 16
- (7) existing building height = 4 stories

5 Braddock Park - Permission to waive zoning articles 8(1), 15(2), 17(3), 20(4) & 23 and building code sections 618.2.1(5) & 618.3.2(6)

- (1) existing designation LH - 3 dwelling units proposed
- (2) f.a.r. = 3.2
- (3) open space per unit = 38
- (4) existing rear yard depth = 3 ft.
- (5) " stair width = 33"
- (6) " risers between first & second floors = 18

23 Wellington - Permission to waive zoning articles 8(1), 15(2), 17(3), 20(4) & 23 and building code sections 618.2.1(5), 618.3.2(6), 618.4.2 & 618.9.3(7)

- (1) existing designation LH - 18 dwelling units proposed
- (2) f.a.r. = 3.3
- (3) open space per unit = 59
- (4) no existing rear yard
- (5) existing stair width = 30"
- (6) existing risers between floors = 17
- (7) existing building height = 4 stories

506 Columbus - Permission to waive zoning articles 8(1), 15(2), 20(3) & 23 and building code sections 618.3.2(4), 618.9.3(5) & 619.1
(1) existing designation LH - 5 dwelling units proposed
(2) f.a.r. = 2.7
(3) existing rear yard depth = 19 ft.
(4) existing risers between second & third floors = 19
" " " third & fourth " = 17
" " " fourth & fifth " = 16
(5) existing building height = 5 stories

139 Pembroke - Permission to waive zoning articles 8(1), 20(2) & 23 and building code sections 618.2.1(3), 618.3.2(4), 618.4.2, 618.9.3(5) 619.1 & 926.3.2(6)
(1) existing designation LH - 3 dwelling units proposed
(2) existing rear yard depth = 27 ft.
(3) existing stair width = 34"
(4) existing risers between first & second floors = 19
(5) existing building heights = 4 stories
(6) existing bay window on rear wall of first floor

29 Rutland - Permission to waive zoning articles 8(1), 15(2), 17(3), 20(4) & 23 and building code sections 618.2.1(5) & 618.4.2
(1) existing designation LH - 2 dwelling units proposed
(2) f.a.r. = 2.9
(3) open space per unit = 95 s.f.
(4) existing rear yard depth = 14 ft.
(5) existing stair width = 33"

401 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building code sections 610.2.1(3), 618.2.1(4), 618.3.2(5), 618.4.2 & 619.1
(1) existing designation - American Legion Post - 5 dwelling units proposed
(2) f.a.r. = 2.2
(3) existing corridor width = 32"
(4) existing stair width = 34"
(5) existing risers between first & second floors = 17
" " " second & third floors = 16

403 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building code sections 610.2.1(3), 618.2.1(4), 618.3.2(5) & 619.1
(1) existing designation LH - 5 dwelling units proposed
(2) f.a.r. = 2.2
(3) existing corridor width = 32"
(4) " stair " = 34"
(5) existing risers between first & second floors = 17
" " " second & third " = 16

405 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building code sections 610.2.1(3), 618.2.1(4), 618.3.2(5), 618.4.2, 618.9.3(6), 619.1 & 926.3.1(7)
(1) existing designation One Family and Store - 5 dwelling units proposed
(2) f.a.r. = 2.3
(3) existing corridor width = 34"
(4) " stair " = 34"

- (5) existing risers between second & third floors = 19
- " " " third & fourth " = 17
- (6) existing building height = 4 stories
- (7) existing bay window on rear wall of second floor

407 Massachusetts - Permission to waive zoning articles 8(1), 15(2), & 23 and building code sections 610.2.1(3), 618.2.1(4), 618.3.2(5), 618.4.2, 618.9.3(6), 619.1 & 926.3.1(7)

- (1) existing designation LH - 5 dwelling units proposed
- (2) f.a.r. = 2.2
- (3) existing corridor width = 34"
- (4) existing stair width = 34"
- (5) existing risers between second & third floors = 20
- existing " " third & fourth floors = 17
- (6) existing building height = 4 stories
- (7) existing bay window on rear wall of second floor

419 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building code sections 618.3.2(3), 618.4.2, 618.9.3(4) 619.1 & 926.3.1(5)

- (1) existing designation LH - 5 dwelling units proposed
- (2) f.a.r. = 2.2
- (3) existing risers between first & second floors = 21
- (4) existing building height = 4 stories
- (5) existing bay window on rear wall of first floor

421 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building code sections 618.2.1(3), 618.3.2(4), 618.4.2, 618.9.3(5), 619.1 & 926.3.1(6)

- (1) existing designation 4 families - 5 dwelling units proposed
- (2) f.a.r. = 2.1
- (3) existing stair width = 34"
- (4) existing risers between first & second floors = 21
- " " " second & third floors = 17
- (5) existing building height = 4 stories
- (6) existing bay window on rear wall of first floor

423 Massachusetts - Permission to waive zoning articles 8(1), 15(2), & 23 and building code sections 618.3.2(3), 618.9.3(4) & 619.1

- (1) existing designation Store & LH - 5 dwelling units proposed
- (2) f.a.r. = 2.4
- (3) existing risers between first and second floors = 18
- " " " second and third " = 16
- (4) existing building height = 5 stories

425 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building code sections 618.3.2(3), 618.9.3(4), 619.1 & 926.3.1(5)

- (1) existing designation Restaurant and Lodging - 5 dwelling units proposed
- (2) f.a.r. = 2.2
- (3) existing risers between first & second floors = 17
- " " " second & third " = 16
- (4) existing building height = 5 stories
- (5) existing bay window on rear wall of first floor

545 Massachusetts - Permission to waive zoning articles 8(1), 15(2), 17(3) & 23 and building code sections 610.21.(4), 618.3.2(5), 618.4.2 & 618.9.3(6)

(1) existing designation LH - 8 dwelling units proposed

(2) f.a.r. = 3.0

(3) open space per unit = 104 s.f.

(4) existing corridor width = 34"

(5) existing risers between first & second floors = 22

" " second & third " = 18

" " third & fourth " = 18

" " fourth & fifth " = 18

(6) " building height = 5 stories

547 Massachusetts - Permission to waive zoning articles 8(1), 15(2), 17(3), & 23 and building code sections 618.3.2(4), 618.4.2 & 618.9.3(5)

(1) existing designation LH - 8 dwelling units proposed

(2) f.a.r. = 2.9

(3) open space per unit = 104 s.f.

(4) existing risers between first & second floors = 20

" " second & third " = 18

" " third & fourth " = 18

" " fourth & fifth " = 18

553 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building code sections 618.3.2(3), 618.4.2, 618.9.3(4) & 619.1

(1) existing designation LH - 6 dwelling units proposed

(2) f.a.r. = 2.3

(3) existing risers between first & second floors = 21

" " second & third " = 18

" " third & fourth " = 18

(4) existing building height = 4 stories

560 Massachusetts - Permission to waive zoning articles 8(1), 15(2), 17(3) & 23 and building code sections 618.3.2(4), 618.9.3(5), 619.1 & 926.3.1(6)

(1) existing designation CLUB - 7 dwelling units proposed

(2) f.a.r. = 3.9

(3) open space per unit = 118 s.f.

(4) existing risers between first & second floors = 25

" " second & third " = 21

" " third & fourth " = 16

(5) existing building height = 4 stories

(6) existing bay window on rear wall of first floor

569 Massachusetts - Permission to waive zoning articles 8(1), 15(2), 17(3), 20(4) & 23 and building code sections 618.3.2(5), 618.4.2, 618.9.3(6) & 619.1

(1) existing designation LH - 5 dwelling units proposed

(2) f.a.r. = 2.6

(3) open space per unit = 147 s.f.

(4) existing rear yard depth = min. 13 ft. to max. 38 ft. (avg. 23 ft.)

(5) existing risers between first & second floors = 21

" " second & third " = 18

(6) existing building height = 4 stories

571 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building code sections 618.3.2(3), 618.4.2, 618.9.3(4), 619.1 & 926.3.1(5)

(1) existing designation LH - 5 dwelling units proposed

(2) f.a.r. = 2.2

(3) existing risers between first & second floors = 21

existing risers between second & third floors = 17
" " third & fourth " = 16

(4) existing building height = 4 stories

(5) existing bay window on rear wall of first floor

673 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building and code sections 618.3.2(3), 618.4.2, 618.9.3(4), 619.1 and 926.3.1(5)

(1) existing designation LH - 5 dwelling units proposed

(2) f.a.r. = 2.2

(3) existing risers between first & second floors = 20

" " second & third " = 17

" " third & fourth " = 16

(4) existing building height = 4 stories

(5) existing bay window on rear wall of first floor

612 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 and building code sections 618.3.2(3), 618.4.2, 618.9.3(4) & 619.1

(1) existing designation LH - 7 dwelling units proposed

(2) f.a.r. = 2.4

(3) existing risers between first & second floors = 20

" " second & third " = 18

" " third & fourth " = 18

(4) existing building height = 4 stories

623 Massachusetts - Permission to waive zoning articles 8(1), 15(2), 17(3), 20(4) & 23 and building code sections 610.2.1(5), 618.3.2(6), 618.4.2, 618.9.3(7) & 619.1

(1) existing designation LH - 5 dwelling units proposed

(2) f.a.r. = 3.2

(3) open space per unit = 56 s.f.

(4) existing rear yard depth = 18 ft, for 8 ft. of yard width

(5) existing corridor width = 35"

(6) existing risers between first & second floors = 21

" " second & third " = 17

(7) existing building height = 4 stories

627 Massachusetts - Permission to waive zoning articles 8(1), 15(2), 17(3), 20(4) & 23 and building code sections 610.2.1(5), 618.2.1(6), 618.3.2(7), 618.4.2, 618.9.3(8) & 619.1

(1) existing designation LH - 5 dwelling units proposed

(2) f.a.r. = 2.9

(3) open space per unit = 143 s.f.

(4) existing rear yard depth = 19 ft.

(5) existing corridor width = 35"

(6) " stair " = 34"

(7) existing risers between first & second floor = 20

" " second & third " = 17

(8) existing building height = 4 stories

663 Massachusetts - Permission to waive zoning articles 8(1), 15(2), 17(3), 20(4) & 23 and building code sections 618.2.1(5) 618.3.2(6), 618.4.2, 618.9.3(7) & 619.1

(1) existing designation LH - 4 dwelling units & 2 community use rooms proposed

(2) f.a.r. = 4.0

(3) open space per unit = 41

(4) existing rear yard depth = 3 ft.

(5) existing stair width = 31"

(6) existing risers between first & second floor = 18

" " second & third " = 16

(7) existing building height = 4 stories

692 Massac's set s.- Permission to waive zoning articles 8(1), 15(2), 17(3), 20(4) & 23 and building code sections 610.2.1(5), 618.3.2(6), 618.4.2, 618.9.3(7) & 619.1

(1) existing designation LH -5 dwelling units proposed

(2) f.a.r. = 2.6

(3) open space per unit = 130 s.f.

(4) existing rear yard depth = 22 ft.

(5) existing corridor width = 35"

(6) existing risers between first & second floors = 21

" " " second & third " = 17

" " " third & fourth " = 16

(7) existing building height = 4 stories

696 Massachusetts - Permission to waive zoning articles 8(1), 15(2) & 23 building code sections, 618.3.2(3), 618.4.2, 618.9.3(4) & 619.1

(1) existing designation LH - 5 dwelling units proposed

(2) f.a.r. = 2.5

(3) existing risers between first & second floors = 20

" " " second & third " = 17

(4) existing building height = 4 stories

MEMORANDUM

5 A

JUN 28 1973

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: REPORT AND DECISION ON CHAPTER 121A APPLICATION OF
TENANTS' DEVELOPMENT CORPORATION AND WINGATE DEVELOPMENT
CORP.
SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56

A public hearing was held by the Authority on April 5, 1973 on the above-captioned Application. At that meeting the Board heard a presentation by the Applicants. There was no objection to the Application voiced at the public hearing and the matter was directed to the General Counsel for a Report and Decision.

The 121A Application has been examined and found to contain sufficient evidence in support of the proposed Project to permit the Authority to proceed with the adoption of the attached Report and Decision approving the Project and Consenting to the Formation of the Limited Partnership.

As indicated by the Applicants at the hearing, and as stated in the Application, this proposal calls for the rehabilitation of thirty-six existing buildings containing a total of 185 dwelling units. An allocation of subsidy funds has been made by the Department of Housing and Urban Development under the 236 Program. An Initial Mortgage Closing and construction start is anticipated before the first of June.

It is therefore recommended that pursuant to Chapter 121A of the General Laws, the Authority adopt the Report and Decision approving the Project and consenting to the formation of T. D. C. & Associates.

An appropriate Vote follows:

VOTED: That the Document presented at this meeting entitled "Report and Decision on the Application of Tenants' Development Corporation and Wingate Development Corp., for Approval of a Redevelopment Project and Consent to the Formation of T. D. C. & Associates" be and hereby is approved and adopted.

